

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R22254

Property Information

property address: 305 HOUSTON

legal description: CITY OF BRYAN, BLOCK 59, LOT 1, 2, 6, PT 7

owner name/address: EMMANUEL BAPTIST CHURCH

408 E 24TH ST

BRYAN, TX 77803-4007

full business name:

land use category:

Nat'l-Fam Res

type of business:

RES

current zoning:

RD-5

occupancy status:

occ.

lot area (square feet):

20125

frontage along Texas Avenue (feet):

lot depth (feet):

75 to 100 ft

sq. footage of building:

property conforms to:

☒ min. lot area standards

☒ min. lot depth standards

☒ min. lot width standards

Improvements

of buildings:

2

building height (feet):

16/14

of stories:

1/1

type of buildings (specify):

brick / wood frame

building/site condition:

3

buildings conform to minimum building setbacks:

☐ yes

☒ no

(if no, specify)

southeast side, north west side

approximate construction date:

fr=6 / str side=11 / pmp side=16 / rear=77

accessible to the public:

☐ yes

☒ no

possible historic resource:

☐ yes

☒ no

sidewalks along Texas Avenue:

☐ yes

☐ no

N/A

other improvements:

☒ yes

☐ no

(specify)

wood lattice fence

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no

☐ dilapidated ☐ abandoned ☐ in-use

of signs:

type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☒ yes ☐ no

parking spaces striped: ☐ yes ☐ no

of available off-street spaces:

4

lot type:

☐ asphalt

☒ concrete

☐ other

space sizes:

sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition:

good

end islands or bay dividers:

☐ yes

☒ no

landscaped islands:

☐ yes

☒ no

Curb Cuts on Texas Avenue

N/A

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: no garden

Outside Storage

☐ yes ☐ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? N/A ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

